086.0	0005	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	698,100 /	698,100
					USE VALUE:	698,100 /	698,100
					ASSESSED:	698,100 /	698,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN ANNE M	
Owner 2:		
Owner 3:		
Street 1:	255 LOWELL ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,581 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 816 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7581.000	244,400	500	453,200	698,100
Total Card	0.174	244,400	500	453,200	698,100
Total Parcel	0.174	244,400	500	453,200	698,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 855.51 | /Parcel: 855.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
54808			10/29/18

!7053!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,400	500	7,581.	453,200	698,100	698,100	Year End Roll	12/18/2019
2019	101	FV	224,700	500	7,581.	446,700	671,900	671,900	Year End Roll	1/3/2019
2018	101	FV	224,700	500	7,581.	343,100	568,300	568,300	Year End Roll	12/20/2017
2017	101	FV	224,700	500	7,581.	323,700	548,900	548,900	Year End Roll	1/3/2017
2016	101	FV	224,700	500	7,581.	297,800	523,000	523,000	Year End	1/4/2016
2015	101	FV	210,900	500	7,581.	278,400	489,800	489,800	Year End Roll	12/11/2014
2014	101	FV	210,900	500	7,581.	256,400	467,800	467,800	Year End Roll	12/16/2013
2013	101	FV	210,900	500	7,581.	256,400	467,800	467,800		12/13/2012

PRINT

Date	Time
12/10/20	21:44:01

LAST REV

Date	Time
07/17/19	15:18:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7053

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19834-105		5/1/1989		50,000	No	No		A

USER DEFINED

Prior Id # 1:	54808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
1/27/2009	Meas/Inspect	294	PATRIOT
3/21/2000	Inspected	270	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7581		Sq. Ft.	Site		0	70.	0.85	6									453,203						453,200	

Total AC/HA: 0.17404 | Total SF/SM: 7581 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,203 | Spl Credit | Total: 453,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.14703870
Adj $ / SQ:	162.593
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300194
Depreciation:	55836
Depreciated Total:	244358

COMMENTS

BMT FRPL NOT IN USE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

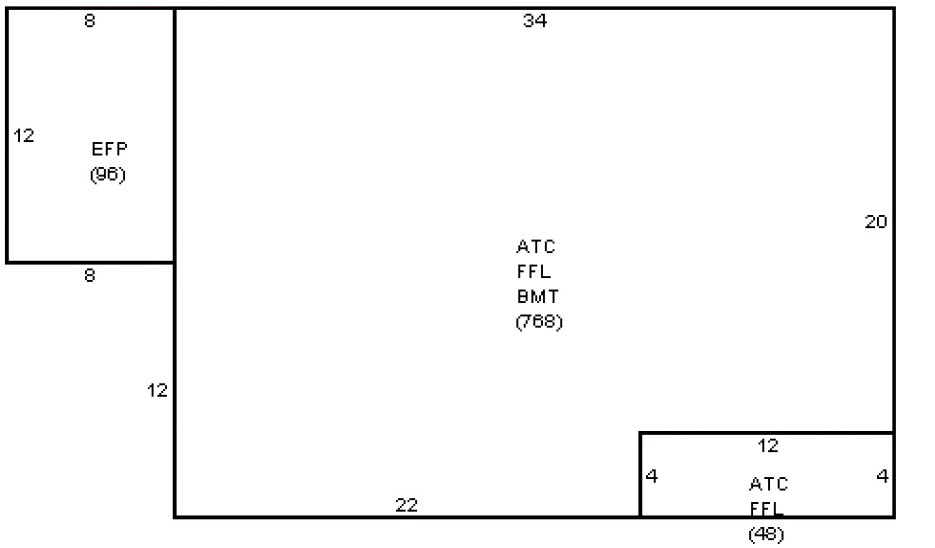
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.59
Special Features:	0	Val/Su Net:	124.31
Final Total:	244400	Val/Su SzAd	221.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	162.590	132,676
BMT	Basement	768	48.780	37,461
ATC	Attic	286	162.590	46,436
EFP	Enclos Porch	96	63.760	6,121
	Net Sketched Area:	1,966	Total:	222,694
Size Ad	1101.5999	Gross Are	2496	FinArea 816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0005-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X30	A	AV	1950	3.81	T	40.8	101			500			500
2	Frame Shed	D	Y	1	6X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc